

City of Santa Barbara

ZONING INFORMATION A-1, A-2, E-1, E-2, E-3, & R-1 ZONES (S.B.M.C. §28.15 EXCERPT)

Please note that the following is a **short summary** of some basic zoning information for development in this zone. When developing your proposal, **ALWAYS** refer to the actual Zoning Ordinance for the most complete and detailed information. If there are any discrepancies between the information provided in this handout and the Zoning Ordinance, the language in the Zoning Ordinance shall prevail. This handout is not designed to preclude the use of the Zoning Ordinance. As a rule of thumb, we recommend that the following sections in the Zoning Ordinance also be reviewed carefully for additional information: Definitions (S.B.M.C. §28.04), General Provisions (S.B.M.C. §28.87), and the Automobile Parking Requirements (S.B.M.C. §28.90). The history of the property also needs to be researched for site specific information and conditions; this includes reviewing the archive plans, and street & planning files. Please remember that applications will need to include abatement of all outstanding violations.

STANDARD	REQUIREMENT
Maximum Height Limit	30 feet
Front Yard Setback	A-1 35 feet A-2 30 feet E-1 30 feet E-2 25 feet E-3 20 feet R-1 1-story buildings: 15 feet 2-story buildings: 20 feet Garage facing the street: 20 feet
Interior Yard Setback	A-1 15 feet A-2 10 feet E-1 10 feet E-2 8 feet E-3 6 feet R-1 5 feet
Rear Yard Setback	Same as Interior Yard Setback
Open Yard Area	 1,250 square feet, with the following conditions: a) 20 foot minimum dimension, measured horizontally from the boundary of the yard b) Not including: 1) Any portion of a front yard; 2) Any cut or fill sloped greater than 20%; 3) Any surface designed for use by motor vehicles or trailers.

STANDARD	REQUIREMENT
Distance Between Main Buildings	20 feet
Lot Area for Newly Created Lots.	A-143,560 square feet + Slope Density A-225,000 square feet + Slope Density E-115,000 square feet + Slope Density E-210,000 square feet + Slope Density E-37,500 square feet + Slope Density R-16,000 square feet + Slope Density See below for an explanation of Slope Density Newly created lots must also conform to the General Plan density. Please refer to the General Plan Land Use Map,
	and consult with Planning Staff for more information.
Lot Frontage for Newly Created Lots	A-1100 feet A-2100 feet E-190 feet E-275 feet E-360 feet R-160 feet
Off-street Parking Spaces	2 covered (in either a garage or carport)
Minimum Residential Unit Size	400 square feet
Solar Access Ordinance Applies?	Yes, see Solar Access handout.

SLOPE DENSITY: With the exception of those parcels having frontage on the Pacific Ocean, the minimum lot areas specified above shall be increased as follows:

Average Slope of Entire Parcel	Increase in Minimum Lot Size
0.000-9.999%	No increase in minimum lot size
10.000-20.000%	1.5 times minimum lot size
20.001-30.000%	2 times minimum lot size
30+%	3 times minimum lot size

 $\label{lem:condev2sys} $$\Comdev2\sys\USERS\PLAN\Handouts\Zoning\ Cabinet\Zoning\ Information - A-1,\ A-2,\ E-1,\ E-2,\ E-3,\ \&\ R-1\ Zones\ (Excerpt).doc$

Revised June 20, 2005